

ADOPTED



Saturna Island Local Trust Committee

Minutes of Regular Meeting

Date: July 18, 2019
Location: Saturna Recreation and Cultural Centre
104 Harris Road, Saturna Island, BC

Members Present: Laura Patrick, Chair
Paul Brent, Local Trustee
Lee Middleton, Local Trustee

Staff Present: Gary Richardson, Island Planner
Warren Dingman, Bylaw Enforcement Officer (BEO)
Ruth Daber, Recorder

Public: There were approximately (25) members of the public present.

1. CALL TO ORDER

Chair Patrick called the meeting to order at 1:02 p.m. She acknowledged that the meeting was being held in traditional territory of the Coast Salish First Nations.

She introduced herself, staff and the Local Trustees and explained the opportunities for the public to speak.

2. APPROVAL OF AGENDA

The following additions to the agenda were presented for consideration:

- Under New Business: 15.6 Consultation Strategy for Islands Trust Policy Review

By general consent the agenda was adopted as amended.

3. TRUSTEE REPORT

The Trustees indicated that they preferred to speak at the end of the Local Trust Committee (LTC) business meeting.

4. CHAIR'S REPORT

None

5. TOWN HALL AND QUESTIONS

Chair Patrick invited public comments and questions.

The following issues were brought up by the public:

- Concern about the watershed (i.e logging) and ways to preserve it;
- Processes of Islands Trust to publicise the Public Hearing;
- Mapping of proposal regarding the Money Lake watershed;
- First Nations relationship building progress regarding a 60-page report by Fiona MacRaid;
- Hope for relationship building progress with new Tsawout Chief;
- IR7 replanting plans and logging debris issues in winter and fire hazard in dry season; and
- Contact information to ask permission to enter Reserve Land.

6. COMMUNITY INFORMATION MEETING

6.1 Saturna Island Local Trust Committee Bylaw No. 127

Planner Richardson gave background information on proposed Bylaw 127:

There was discussion on issues arising with previous non-enforcement guidelines which put a shared water supply at risk.

Chair Patrick invited questions from the public.

The following points were made during discussion:

- Use the word “should” rather than “shall” in the guidelines as it’s not descriptive enough;
- Lack of stating “subject to approval”;
- The chosen wording for guidelines allow flexibility considering unique cases;
- Under previous policy only if advertised enforcement was possible;
- Concerns about private wells and water issues;
- Awareness of ground water limitations;
- Clarification of higher water usage of visitors compared with residents;
- Uncertain water quantity availability;
- Water issues should not be complaint driven;
- TUP as an interim measure;
- Advise how to stop Commercial Vacation Rentals (CVR) by not advertising online and using small well;
- Septic responsibilities;
- Up to 30 days considered as temporary visit;
- Island Health Authority (VIHA) not accepting catchment for commercial use;
- Accommodation taxes;
- Signage for Airbnb rentals;
- Water and garbage guide in terms of agreement with visitors;
- Language of guidelines not adequate protection of ground water;
- Dropping water levels;
- Water usage and its impact over time;
- The province can withdraw a license mid season and limit occupancy for days of use;
- Positive impacts of Short Term Vacation Rental (STVR) like income to residents and accommodations to visitors;
- If rainwater catchment could be made a requirement; and
- Whether camping can be under a TUP.

7. PUBLIC HEARING

7.1 Recess for Public Hearing

At 2:40 p.m. Chair Patrick closed the Regular Meeting to open a Public Hearing for the Saturna Local Trust Committee.

A brief break was taken between 2:40 p.m. to 2:50 p.m.

7.1.1 Saturna Island Local Trust Committee Bylaw No. 127

Public Hearing record under separate cover.

7.2 Recall to Order

Chair Patrick recalled the meeting to order at 3:41 pm.

8. MINUTES

8.1 Local Trust Committee Minutes Dated May 9, 2019 (for information)

Received for information.

8.1.1 Public Hearing Record Dated May 9, 2019 (for receipt)

By general consent the public hearing recorded dated May 9, 2019 was received.

8.2 Section 26 Resolutions-without-meeting Report Dated July 2019

No questions or comments.

8.3 Advisory Planning Commission Minutes

None

9. BUSINESS ARISING FROM THE MINUTES

9.1 Follow-up Action List Dated July 2019

No questions or comments.

10. DELEGATIONS

None

11. CORRESPONDENCE

Correspondence received concerning current applications or projects is posted to the LTC webpage

None

12. APPLICATIONS AND REFERRALS

None

13. LOCAL TRUST COMMITTEE PROJECTS

13.1 Commercial Vacation Rental Implementation - Bylaw No. 127 - Staff Memo

Planner Richardson invited the LTC to comment/make amendments.

Discussions ensued and the following points were raised:

- TUPs require all other required approvals to be obtained for lawful running, i.e. VIHA
- The Ministry's awareness of saline issues with water sources, like East Point area;
- Catchment being ruled out as STVR water source by VIHA;
- TUPs are temporary with a maximum of three years; and
- The guidelines can be amended.

SA-2019-040

It was Moved and Seconded,

that Saturna Island Local Trust Committee Proposed Bylaw No. 127 cited as "Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.1, 2019" be read a Second time.

During discussion it was noted that overall the guidelines were satisfactory. :

The question on the motion was then called.

CARRIED

SA-2019-041

It was Moved and Seconded,

that Saturna Island Local Trust Committee Proposed Bylaw No. 127 cited as "Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.1, 2019" be read a Third time.

CARRIED

SA-2019-042

It was Moved and Seconded,

that Saturna Island Local Trust Committee Proposed Bylaw No. 127 cited as "Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.1, 2019" be forwarded to the Secretary of the Islands Trust for Executive Committee Approval.

CARRIED

SA-2019-043

It was Moved and Seconded,

that Saturna Island Local Trust Committee Proposed Bylaw No. 127 cited as "Saturna Official Community Plan Bylaw No. 70, 2000, Amendment No.1, 2019" be forwarded to the Minister of Municipal Affairs and Housing.

CARRIED

Chair Patrick clarified the next processes of what will happen with bylaw 127.

13.2 First Nations Relationship Building - Project Charter

Planner Richardson gave background information.

Trustee Brent expressed appreciation for the work by Lisa Wilcox.

SA-2019-044

It was Moved and Seconded,

that Saturna Island Local Trust Committee endorse the project charter, dated July 10, 2019, regarding the preparation of OCP amendments to reflect First Nations presence on Saturna Island.

During discussion the following points were raised:

- The careful preparation work and satisfaction with the approach.
- The Islands Trust's recent reconciliation declaration and the passed action plan with a steady process was noted. Lisa Wilcox is assisting with this.

The question on the motion was then called.

CARRIED

13.3 Land Use Bylaw Technical Amendments re: Density Transfer - Bylaw 126 - Staff Memo

Planner Richardson gave some background information.

SA-2019-045

It was Moved and Seconded,

that Saturna Island Local Trust Committee Proposed Bylaw No. 126 cited as "Saturna Land Use Bylaw No. 119, 2018, Amendment No.1, 2019" be adopted.

CARRIED

14. REPORTS

14.1 Work Program Reports

14.1.1 Top Priorities Report dated July 2019

Planner Richardson confirmed that the report would be updated after the meeting, with all items remaining active.

14.1.2 Projects List Report Dated July 2019

No comments were made.

14.2 Applications Report Dated July 2019

Trustee Brent enquired about the Money Lake application and asked staff to look at development permit areas for all watershed areas.

Planner Richardson indicated that the applicant had not yet responded to a request for further information.

SA-2019-046

It was Moved and Seconded,

that Saturna Island Local Trust Committee place on the projects list to review establishing development permit areas (DPAs) for watersheds on Saturna Island.

CARRIED

14.3 Trustee and Local Expense Report Dated May 2019

For information.

14.4 Adopted Policies and Standing Resolutions

The Trustees discussed the following points:

- The policy regarding STVRs. Once Bylaw 127 is approved, the other policies would be removed.
- A brief background was given on the Southern Resident Killer Whale (SRKW) Conservation Agreement and add it as a standing resolution.

Be it resolved that in the waters of the Saturna Local Trust Area we support large commercial vessel speed reduction initiatives as part of the Southern Resident Killer Whale 2019 Conservation agreement signed between Canada and shipping industry stakeholders. We acknowledge voluntary speed reduction efforts in the Local Trust Waters and view the requirement to reduce transit speeds in support of SRKW recovery to be the equivalent of a voluntary bylaw in the Saturna Local Trust Area.

SA-2019-047

It was Moved and Seconded,

that Saturna Island Local Trust Committee add Southern Resident Killer Whale (SRKW) Conservation Agreement as Standing Resolution.

Trustee Middleton provided additional information and distinguished the Standing Resolution from the SRKW Sanctuary. He also mentioned an upcoming information session with Department of Fisheries and Oceans (DFO) regarding the SRKW Sanctuary and suggested to have Parks Canada and the Islands Trust involved.

The question on the motion was then called.

CARRIED

14.5 Local Trust Committee Webpage

14.5.1 Islands Trust Policy Statement Review Engagement – Discussion

The LTC mentioned the Islands Trust want to organize an open house and a world café on September 5th.

Further discussion included the following points:

- To narrow the scope of the project;
- Against the use of staff time and funds toward the project; and

- Use the Recycle Centre and have a follow-up conversation with the staff by email.

14.6 Islands Trust Conservancy Report Dated May 2019

Chair Patrick mentioned more information is needed for further discussion.

15. NEW BUSINESS

15.1 Saturna Island LTC BEN Bylaw No. 128 - Staff Report

Planner Richardson mentioned there will be discussion on Bylaw 128 at the LTC meeting on October 24th.

15.2 Cell Tower Model - Briefing

By general consent it was agreed to defer this item on the LTC meeting agenda for October 24th.

15.3 Southern Resident Killer Whale Recovery Strategy (for discussion)

No further discussion was held.

15.4 Secondary Suites - Potable Water Source (for discussion)

No further discussion was held.

15.5 LTC Standards for Quality and Quantity of Drinking Water / Subdivision Approval (discussion)

Trustee Middleton suggested to add the item to the project list.

SA-2019-048

It was Moved and Seconded,

that Saturna Island Local Trust Committee add “develop standards for quality and quantity for potable water for Saturna Island local trust area” to the project list.

CARRIED

16. UPCOMING MEETINGS

16.1 Next Regular Meeting Scheduled for October 24, 2019, at the Community Hall, Saturna Island

17. TOWN HALL

Dan Thachuk enquired if any of the watershed area was available for logging.

Planner Richardson responded that most areas on Saturna could be logged.

Priscilla Ewbank expressed interest in information on clear-cut logging on private land and asked about the two years’ efforts on First Nations relationship building.

The LTC explained that Fiona MacRaid’s report was foundational and well researched.

18. CLOSED MEETING (Distributed Under Separate Cover)

18.1 Motion to Close the Meeting

SA-2019-049

It was Moved and Seconded,

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3 s. 90(1) (a & d) for the purpose of considering:

- Adoption of In-Camera Meeting Minutes Dated March 7, 2019
- Advisory Planning Commission
- Bylaw Enforcement Update

AND that the recorder and staff attend the meeting.

CARRIED

18.2 Recall to Order

Chair Patrick recalled the meeting to order at 4:33 p.m.

18.3 Rise and Report

It was reported that the Islands Trust will advertise for an Expression of Interest for members of the Saturna Advisory Planning Commission and that the Minutes of March 7, 2019 were adopted.

19. ADJOURNMENT

By general consent the meeting was adjourned at 4:34 p.m.

Laura Patrick, Chair

Certified Correct:

Ruth Daber, Recorder